

**2013-2014 LEGISLATIVE SESSION**  
**Mobilehome Residency Law and related bills**

Updated 2014 Apr. 14

BILLS	SUBJECT	HISTORY (most recent action listed first)
AB 188 Ammiano	<b>Property taxation: change in ownership</b> Would have required changes in reporting to the county tax assessor's office when a housing cooperative ownership share, such as in a resident-owned park, is sold or transferred.	Dead
AB 379 Brown	<b>Manufactured housing: removal</b> Requires the state Dept. of Housing and Community Development (HCD) to report to the county assessor, within 5 days, the issuance of a new certificate of occupancy of a mobile or manufactured home in a park.	Chapter #137 (Stats. 2013)
AB 569 Chau	<b>Real property: divided lands: co-ops, CIDs</b> As amended 2013 Sep 12  Among other provisions, would exempt a stock cooperative with bylaws that provide that all members and shareholders automatically become director of the HOA from the procedures applicable to the election of directors of the HOA.	S/Transportation & Housing A/Floor – Passed 78-0 A/Appropriations – Passed 16-0 A/Housing & Comm Devel. – Passed 7-0
AB 692 Torres	<b>Mobilehomes: loans</b> As amended 2013 July 11  Would change the name of the state Dept. of Housing and Community Development's Mobilehome Park Purchase Fund to the Mobilehome Park Rehabilitation and Park Purchase Fund, and would authorize the department to provide loans from the fund to a mobilehome park owner, with specifications, for the purpose of rehabilitating park infrastructure, including water, sewage, and electrical systems, among other, as specified.	S/Appropriations S/Transportation & Housing – Passed 10-0 A/Floor – Passed 60-13 A/Appropriations – Passed 12-5 A/Housing & Comm. Devel. – Passed 5-2

<b>AB 968</b> Gordon	<b>Common interest developments: elections</b> As amended 2013 May 2  Would authorize a CID with not more than 15 separate interests to conduct an election of directors, as specified, if a majority of the CID members agree.	S/Transportation & Housing A/Floor – Passed 73-1 A/Housing & Comm. Devel. – Passed 7-0
AB 1205 Wieckowski	<b>Mobilehome Residency Law: mediation program</b> Would have enact the Mobilehome Residency Law Mediation Act to establish the Mobilehome Residency Law Mediation Fund, for funds collected by the Dept. of Housing & Community Development; would have imposed an unspecified monetary assessment on park owners and would have authorized an owner to impose an unspecified portion of that assessment on homeowners.	Dead
<b>AB 1360</b> Torres	<b>Common interest developments: electronic voting</b> As amended 2013 Jun 24  Would authorize an association to conduct electronic voting, as specified.	S/Judiciary A/Floor – Passed 69-3 A/Housing & Comm. Devel. – Passed 7-0
<b>AB 1513</b> Fox	<b>Residential property: possession by declaration</b> As amended 2014 Apr 8  Would allow a property owner, or an agent of the property owner, to file the Declaration of Ownership of Residential property or Unauthorized Occupant Declaration with the district attorney of the jurisdiction in which the property is located and to submit either to a local law enforcement agency; would require a local law enforcement agency to enforce the declaration as an order for immediate possession of the premises, as specified, such as a manufactured home, mobilehome, or real property.	A/Judiciary (Apr. 22)

<p><b>AB 1636</b> Brown, et al</p>	<p><b>Water conservation</b> As amended 2014 Mar 28</p> <p>Would prohibit an HOA, as defined under the Davis-Stirling Act, from imposing any fine or other penalty against a homeowner who does not water his or her lawn in violation of any association rule, policy, or other restriction applicable to a CID if the violation occurs during a drought emergency declared by the Governor.</p>	<p>A/Housing &amp; Community Development</p>
<p><b>AB 1738</b> Chau</p>	<p><b>Common interest developments: dispute resolution</b></p> <p>Would require that an HOA's dispute resolution procedure include a means by which the counsel for a member or an association may explain their position; additionally, would require the procedure to provide either party the right to be represented by counsel when meeting and conferring.</p>	<p>A/Housing &amp; Community Devel. (Apr. 30)</p>
<p><b>AB 2026</b> Stone</p>	<p><b>Mobilehome parks: sales</b></p> <p>Would require a determination following an inspection by the appropriate enforcement agency that the repair or improvement is required by the local ordinance or state statute or regulation in order for the management to require the repair or improvement. Would also permit the management or owner to be held liable for damages to either the selling homeowner or the prospective homeowner if the approval is withheld for any unauthorized reason.</p>	<p>A/Housing &amp; Community Devel. (Apr. 30)</p>
<p><b>AB 2097</b> Morrell</p>	<p><b>Taxation: homeowners' exemption and renters' credit</b></p> <p>Would increase homeowners' exemption from \$7,000 to \$20,000, and renters' credit to \$340, as specified.</p>	<p>A/Revenue &amp; Taxation</p>

<p><b>AB 2100</b> Campos</p>	<p><b>Common interest developments: local governments: yard maintenance: fine: drought</b> As amended 2014 Mar 28</p> <p>Would prohibit an HOA from imposing a fine or assessment on separate interest owners for under-watered landscaping during Governor-declared, state of emergency droughts. Would also prohibit a local jurisdiction from imposing such fine.</p>	<p>A/Floor A/Housing &amp; Comm. Devel. – Passed 7-0</p>
<p><b>AB 2104</b> Gonzalez</p>	<p><b>Common interest developments: water-efficient landscapes</b> As amended 2014 Apr 1</p> <p>Would provide that HOA governing documents that include architectural or landscaping guidelines or policies shall be void and unenforceable if it prohibits low water-using plants as a replacement of existing turf, or has the effect of prohibiting or restricting compliance with a local water-efficient landscape ordinance or water conservation measure.</p>	<p>A/Housing &amp; Comm. Devel. – Passed 7-0</p>
<p><b>AB 2175</b> Daly et al</p>	<p><b>Renters' Tax Assistance Act</b> As amended 2014 Apr 1</p> <p>Would create the Renter's Tax Assistance Act within the Senior Citizens Property Tax Assistance and Postponement Law, as specified.</p>	<p>A/Revenue &amp; Taxation (Apr 21)</p>
<p><b>AB 2430</b> Maienschein</p>	<p><b>Common interest developments: transfer disclosures</b> As amended 2014 Apr 7</p> <p>Would require the cost for providing the required documents in a transfer or sales transaction to be itemized and billed separately; would require a seller to be responsible for paying the cost; and would prohibit a seller from giving a prospective purchaser the required documents bundled with other documents.</p>	<p>A/Housing &amp; Comm. Devel. (Apr. 30)</p>

AB 2561 Bradford	<b>Personal and entrepreneurial agriculture: restrictions</b>  Would void any provision of an HOA governing document that prohibits the use of homeowner's yards for personal or entrepreneurial agriculture or that prohibits a homeowner from the off-site sale or donation of produce grown on the homeowner's property.	A/Judiciary (Apr 22)
AB 2587 Hernandez	<b>Mobilehome parks: rent control</b>  Would authorize a local jurisdiction to publish a notice of a regional mobilehome park rent survey, and to consider the survey at a public hearing, as specified.	A/Housing & Community Devel. (Apr 30)
SB 179 Roth	<b>Mortgage loan originators</b> Would have exempted from the definition of mortgage loan originators an individual who originates 5 or fewer residential mortgage loans secured by a manufactured home or mobilehome, as defined, annually.	Dead
SB 180 Roth	<b>Mobilehomes: sales: registration cards</b> Would have required registration cards issued to mobilehomes be in two parts, with one part to be retained in the home and the other part, as specified, to be submitted to the operator of the mobilehome park where the mobilehome is located.	Dead
SB 196 Cannella	<b>Mobilehomes: utility rates posting</b> Authorizes the owner of a master-metered mobilehome park to post specific current residential utility rate information as published by the serving utility on an Internet website, with specifications.	Chapter #201 (Stats. 2013)
SB 291 Hill	<b>Public Utilities Commission: safety enforcement: gas and electrical systems</b> Requires the Public Utilities Commission (PUC) to develop procedures to delegate citation authority to staff, under the direction of the executive director, to gas and electrical corporations for correction and punishment of safety violations; also requires the PUC to develop an appeals process to dispute citations issued by PUC staff.	Chapter #601 (Stats. 2013)

SB 489 Fuller	<b>Water corporations: sewer system corporations: appointment of receiver</b> Would have authorized the Public Utilities Commission to appoint a receiver to assume possession of a corporation's property (i.e., mobilehome park) and to operate its system upon, as specified.	Dead
SB 510 Jackson	<b>Land use: subdivisions: rental mobilehome park conversion</b> Specifies that the results of a condo-conversion survey of residents be considered by the local agency in making its decision to approve, conditionally approve, or disapprove the map. Authorizes the local agency to disapprove the map if it finds that the results of the survey have not demonstrated the support of at least a majority of the park's homeowners. Authorizes local legislative bodies to, by ordinance or resolution, implement the survey requirements.	Chapter #373 (Stats. 2013)
SB 745 Cmte on Trans & Housing	<b>Common interest developments</b> Technical and non-controversial changes to various sections of the law dealing with housing.	Chapter #183 (Stats. 2013)
SB 992 Nielsen	<b>Common interest developments: maintenance of exclusive areas: fines</b> As amended 2014 Mar 25  Would prohibit an HOA from imposing a fine or assessment on separate interest owners for yard maintenance issue related to under-watered landscaping during Governor-declared, state of emergency droughts.	A/Desk S/Floor – Passed 36-0 S/Trans & Housing – Passed 11-0
SB 1026 Vidak	<b>Common interest developments: assessment collection: notice</b> As amended 2014 Mar 24  Would allow, under certain circumstances, an association governed by the Davis-Stirling Act to serve an owner or owner's representative with notice of a foreclosure action to collect delinquent assessments by posting a copy of the notice in a manner most likely to give actual notice to the party, as specified.	S/Judiciary

<b>SB 1144</b> Galgiani	<b>Common interest developments: local governments: yard maintenance fines: drought</b>  Would prohibit an HOA from imposing a fine or assessment on separate interest owners for yard maintenance issue related to under-watered landscaping during Governor-declared, state of emergency droughts.	S/Transportation & Housing
<b>SB 1243</b> Lieu	<b>Common interest developments: managers</b>  Would extend, to 2019, the sunset regulating the practice of common interest development manager	S/Business, Prof. & Econ. Devel. (Apr 28)